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Town Engineering/Planning Review of Mount Airy Crossing (Beck Property) Pre-Concept sketch plan dated December 20, 2023.

This review took information from the APFO Screening Assessment dated January 26, 2023, and the Pre-Concept Sketch Plan dated December 20, 2023, from Pleasants Construction, VanMar Associates, Inc., and Design Collective. Additional information was received from Carroll County Public Schools, Mount Airy Police Department, and Mount Airy Fire Department.

Of the seven areas of Town Code Chapter 25, Article II Adequacy of Facilities, the Town Engineering Department is involved in assessing (A) Water, (B) Sewer, (D) Roads, and (G) Parks and Open Space. For the remaining areas, (C) Schools require input from Carroll County Public Schools, (E) Fire and Rescue Services require input from the Mount Airy Volunteer Fire Company, and (F) Police Services require input from the Mount Airy Police Department.

In January 2023, a "Beck Property APFO Screening Assessment" was prepared and provided by VanMar Associates. This screening does not consider any change to Senior Housing as reflected in the latest pre-concept layouts, nor is it a complete APFO submission. In May 2023, Pleasants indicated they would work to update the Assessment, but none have been received to date.

A 10-year buildout of the development, at a rate of 47 residential units per year, would exceed the 24 permits limit from Section 47-2.1 of the Town Code. The Town Council reserves the right to determine the rate of development per sections 98-6 and 47-2.1.C of the Town Code.

(1) Water

Additional documents from the Developer have been received regarding water, including a 2010 watershed analysis, 2017 drilling reports, and a 2017 Hydro Terra Well Report. Based on preliminary calculations the Town estimates water/sewer usage to be 97,000 gpd. This is very similar to the estimated 100,000 gpd as shown on the December Plan. The Adequacy of Facilities for Water is generally broken down into 4 parts: Supply Source, Treatment, Distribution, and Storage.

- (1) **Supply Source: Inadequate.** The existing and prior developers both have indicated that 100% of the water needs will be provided as part of the development. This development will not impact the Town's current supply source. Currently, there is no allocation for water available in the Mixed-Use Development category. It is anticipated the developer will provide all necessary groundwater supply well(s) in accordance with the Town Code. The well driller reports show 5 test wells were drilled and tested in 2017. Of these wells, only one qualifies as a potential source, and that will need to be tested a minimum of 30 days in coordination with the Town Engineer. Any/all wells shall receive appropriation(s) from MDE and acceptance by the Town. Additional details are required at Concept.
- (2) **Treatment: Inadequate.** Any new groundwater supply source will require a new Water Treatment and Booster Pumping Station to treat the water onsite, including PFAS and other treatment technology approved by the MDE and the Town. Additional details are required at Concept.

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- (3) **Distribution: TBD at Concept.** The developer will be required to provide an adequate distribution system consistent with the Town's requirements and tie into the Town's existing distribution system in multiple places as approved by the Town. Additional details are required at Concept.
- (4) **Storage:** Quantity of elevated storage is **Adequate**. Improved access to Elevated Tank #3 will be required at Concept.

(2) Sewer

Based on preliminary calculations the Town estimates water/sewer usage to be 97,000 gpd. This is very similar to the estimated 100,000 gpd as shown on the December Plan.. The Adequacy of Facilities for Sewer is generally broken down into 4 parts: Discharge, Treatment, Collection, and Pumping.

- (1) **Discharge: Adequate.** The existing NPDES Discharge Permit for the WWTP allows a capacity of 1.2 MGD. From the latest 2022 capacity yield, the Town had 198,929 gpd available.
- (2) **Treatment: Adequate.** The treatment for the WWTP is currently sufficient for all known contaminants and existing design capacity. PFAS could be an added element; however, the treatment of groundwater sources may adequately offset future requirements for the wastewater.
- (3) **Collection: TBD at Concept.** The developer will be required to provide an adequate collection system consistent with the Town's requirements and tie into the Town's existing collection system as approved by the Town. The 15-inch sewer main just prior to the WWTP has a history of surcharging in the upstream manholes, which may need to be addressed. More details are required at Concept.
- (4) **Pumping: TBD at Concept.** Similar to Collection.

(3) Schools

Carroll County Public Schools, Board of Education is the agency responsible for providing the Available Threshold Capacity (ATC) Certification for the town related to school capacity and have completed a preliminary evaluation of the four schools that the Mount Airy Crossing development would impact. This evaluation was based only on 143 residential units. Residential units identified as Senior Housing were not considered for this Preliminary Available Threshold Capacity Certification. Only those homes restricted to residents who are all 55 years or older and covenants to require the same per Code Section 112-62.F.(21) will be excluded from evaluation. It should be noted that the preliminary capacity numbers do not consider the projected student yield from the Greentree Subdivision. The School Board looks 6 years in the future at capacity.

The four feeder schools for this development are Mt. Airy Elementary and Parr's Ridge Elementary, Mt. Airy Middle School, and South Carroll High School. The preliminary Available Threshold Capacity numbers for both Mt. Airy Elementary and Parr's Ridge Elementary are Adequate for years FY24 – FY29. Mt. Airy Middle School is Adequate for years FY24 – FY25 and Approaching Inadequate for years FY26 – FY29. Finally, South Carroll High School is Adequate for years FY24 – FY29.

The Town's adequacy standards for schools reflect the same Carroll County School Board's adequacy standards for schools.

Carroll County School Boards definitions:

Adequacy: Elementary Schools, Middle Schools, and High Schools will exceed 100% capacity according to local functional capacity standards utilized by the applicable school system.

Approaching Inadequacy: Elementary Schools proposed to serve the projected school population will exceed 100% capacity but not greater than 105% capacity, and each Middle School and High School will exceed 100% capacity but not greater than 110% capacity once the proposed development project fully built, according to local functional capacity standards utilized by the applicable school system.

Inadequacy: Elementary Schools proposed to serve the projected school population will exceed 105% capacity, and each Middle School and High School will exceed 110% capacity once the proposed development project is fully built, according to local functional capacity standards utilized by the applicable school system.

(4) Roads

Roads: Undetermined. The Developer's original Assessment only looks at a few intersections, and a Traffic Impact Study has not been provided to the Town by the developer. The SHA, the town consultant, and the town staff have provided a number of intersections to be evaluated. No update to the Assessment has been provided. The reduction of homes in the updated plan and the potential for Senior Housing will have some impact on the trips to be considered for the Traffic Impact Study. A few additional items will need to be reviewed:

- (1) Widening and signalization of MD27 to a 4-lane road from Twin Arch Road to Center Street.
- (2) Safe connectivity for Ped-Bike without impacting traffic along MD27. A safe, wide, illuminated tunnel to the South of the Center Street intersection is contemplated that would serve both existing facilities and new development.
- (3) Connection of the Rail Trail on the East and West sides of MD27 utilizing a safe crossing with minimal grade change and minimal impact to traffic. Again, a tunnel to the South of the Center Street intersection is contemplated.
- (4) Provide street connections and improvements as required by the Town. At a minimum, Engineering will recommend 2 Center Street connections and Beck Drive on the West side and Century Drive and WWTP Road on the East side.

(5) Fire and Rescue Services

Fire and Rescue Services: Adequate. The standard time to get APFO certification for Fire and Rescue Service is at the Concept plan submission following the review and approval from the Planning Commission. The revised plan shows a total of 476 housing units, multiplied by 2.75 people per unit, which will increase the total population by 1,309 people.

The Planning Staff reached out to the Mount Airy Volunteer Fire Company to review the Beck Property APFO Screening Assessment that the Developer submitted. They reviewed the Developer's original Assessment and below is the Mount Airy Volunteer Fire Company's rewrite of that paragraph.

Carroll County is in the process of establishing county-wide management of the fire and rescue services in Carroll County. This includes some professional staffing for the volunteer fire companies. Medic transport units and chase medics have been instituted by Carroll County, which will assist in covering ambulance/medic demands. Regarding fire apparatus and equipment, the fire company currently has enough apparatus and equipment for a population of approximately 25,000 in their first-due area. The fire company estimates that there is a population of approximately 18,000 in their first-due area. Since the estimated population added to the area from the Beck development would be (1,451 or less), the existing fire company apparatus and equipment will continue to be sufficient, notwithstanding replacement and maintenance needs. (\$670,000 or less) in fees will be paid to support the Mount Airy Volunteer Fire Company related to the Beck property development.

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(6) Police Services

The current population per Carroll County Department of Planning report from November 2023 states that the Town of Mount Airy has a population of 9873 residents for the entire Town. The current population-to-officer ratio is 10.78 officers per 1000 residents, and the town is currently budgeted for 11 offices. The addition of 46 residential permits from this development would make the town inadequate.

Inadequate. The standard time to get APFO certifications for the Police Service is at the Concept plan submission following the review and approval from the Planning Commission. The revised plan shows a total of 476 units of housing, multiplied by 2.75 people per unit, which will increase the total population by 1,309 people.

Note: APFO requirements for an adequate police force is 1.1 sworn officers for every 1000 population.

(7) Parks and Open Space

The Assessment does not address the latest requirements for parks and open space and will be subject to the requirement of 3 acres per 100 persons. The 476 residential units at 2.75 persons per unit yield a total added population of 1,309 persons. A few additional items will need to be reviewed:

- (1) **Inadequate.** Unless the Town's overall inventory changes significantly (unlikely), the Developer will need to request a waiver to allow the Development to move forward, providing its pro rata share of the 3 acres per 100 persons, or 39.27 acres, requirement. In reviewing the waiver request, the Town Planning Commission shall consider section 25-5.G.(3) of the Town Code for the proposed Parks and Open Space to:
 - a. Meet or exceed the minimum requirements of the pro rata share since the Town is in an 80+ acre deficit.
 - b. Provide a developed, full-size multi-purpose field since that is a critical need of the Town. A simple "green space" should not suffice for this need.
 - c. Provide other new active recreation to serve at least the new residents of the development. The existing fields, playgrounds, pavilions, and courts in the adjacent Watkins Park are already widely utilized.
 - d. The Tree-save/buffer and Wooded areas do match the intent of the Code for preserving natural habitats.
- (2) **Appears Inadequate.** The Developer shall calculate the Net Developable Acreage and verify section 98-23 requirements of the Town Code are met.

Please note this is strictly a preliminary look at the APFO requirements, and further in-depth reviews will be done as more information becomes available. The revised pre-concept plan shows a reduction in requirements from the APFO Screening Assessment dated January 26, 2023, though a complete APFO report, as required at the Concept Plan phase, will be needed to complete these reviews.